

CITY OF SAN JOSÉ, CALIFORNIA Department of Planning, Building and Code Enforcement 801 North First Street, Room 400 San José, California 95110-1795	Hearing Date/Agenda Number P.C. 10/05/03 Item: 4.b.
STAFF REPORT	File Number PDCSH03-083
	Application Type Planned Development Rezoning
	Council District 6
	Planning Area West Valley
	Assessor's Parcel Number(s) Various
<div style="display: flex; justify-content: space-between;"> <div>PROJECT DESCRIPTION</div> <div>Completed by: Carol Hamilton</div> </div>	
Location: Southeast corner of Stevens Creek and South Winchester Boulevards (Santana Row)	
<div style="display: flex; justify-content: space-between;"> <div>Gross Acreage: 40.79</div> <div>Net Acreage: 40.79</div> <div>Net Density: 29.59 DU/AC</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>Existing Zoning: A(PD) Planned Development</div> <div>Existing Use: Mixed Use/Commercial, Residential and Hotel</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>Proposed Zoning: A(PD) Planned Development</div> <div>Proposed Use: Mixed Use/Commercial, Residential and Hotel</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>GENERAL PLAN</div> <div>Completed by: CH</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>Land Use/Transportation Diagram Designation Regional Commercial and General Commercial </div> <div>Project Conformance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> See Analysis and Recommendations </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>SURROUNDING LAND USES AND ZONING</div> <div>Completed by: CH</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>North: Retail Mall</div> <div>City of Santa Clara and CG Commercial</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>East: Commercial and Residential</div> <div>CN, CG Commercial and A(PD) Planned Development</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>South: Office/Commercial and Residential</div> <div>CG Commercial and RM Residence</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>West: Commercial</div> <div>CN, CG Commercial and A(PD) Planned Development</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>ENVIRONMENTAL STATUS</div> <div>Completed by: CH</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Environmental Impact Report found complete on June 16, 1998, as addended <input type="checkbox"/> Negative Declaration circulated on </div> <div> <input type="checkbox"/> Exempt <input type="checkbox"/> Environmental Review Incomplete </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>FILE HISTORY</div> <div>Completed by: CH</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>Annexation Title: Maypark No. 1 and Moorpark No. 3</div> <div>Date: 2/1/54 and 5/10/56</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION</div> <div></div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Denial </div> <div> Date: _____ </div> <div> Approved by: _____ <input type="checkbox"/> Action <input checked="" type="checkbox"/> Recommendation </div> </div>	
APPLICANT/OWNER/DEVELOPER	
FRIT San Jose Town & Country Village, LLC Attn: Larry Finger, Senior Vice President 1626 E. Jefferson Street Rockville, MD 20852	

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: CH

Department of Public Works

None received.

Other Departments and Agencies

None received.

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, FRIT San Jose Town and Country Village LLC, is proposing to rezone the 40.79-acre Santana Row site from A(PD) Planned Development to A(PD) Planned Development to allow to allow operation of health club uses between the hours of 5:00 a.m. and midnight. The current Planned Development Zoning limits hours of operation for all commercial uses, except those within hotel facilities, to between 6:00 a.m. and midnight. The proposed rezoning would allow health clubs only to open one hour earlier than is currently permitted to accommodate patrons who desire to use the facilities in the early morning hours. Health Clubs uses are allowed pursuant to a Planned Development Permit.

The site is bounded on the north and west by six-lane thoroughfares, Stevens Creek Boulevard on the north and Winchester Boulevard on the west. The Valley Fair Shopping Mall is located directly to the north, across Stevens Creek Boulevard; commercial buildings, including the Century Movie Theater complex and the Winchester Mystery House, are located to the west across Winchester Boulevard; commercial uses and single-family residences are located to the east; and two multi-story office buildings and senior housing are located immediately to the south.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site. Staff has been available to discuss the proposed rezoning with members of the public.

ENVIRONMENTAL REVIEW

An Addendum to the Final EIR for the overall project has been prepared. The addendum concludes that extended hours of operation for health clubs will not result in any new significant environmental impacts beyond those addressed in the Final EIR entitled, "Town and Country Village," certified on June 16, 1998, by City Council Resolution No. 68210.

GENERAL PLAN CONFORMANCE

The proposed rezoning is consistent with the San José 2020 General Plan *Land Use/Transportation Diagram* designations of Regional Commercial and General Commercial.

ANALYSIS

Both the current and proposed Planned Development Zoning allow health clubs pursuant to a Planned Development Permit. The Club One, located at the northeast corner of Winchester Boulevard and Olin Avenue, is currently the only health club located within the area of the Santana Row Planned Development Zoning. The proposed rezoning would allow this facility and any future health clubs to open at 5:00 a.m., an hour earlier than is currently allowed. At this time of the morning, traffic is at a minimum and parking is widely available and convenient to the Club One facility and all other commercial buildings within the project area. The existing Club One facility has been designed to ensure compatibility with surrounding uses. The Planned Development Permit requirement for new health clubs will allow staff review and public input to ensure that these facilities are also compatible with their surroundings. Based on this analysis, staff concludes that the proposed rezoning will not negatively impact traffic or parking and will not result in any land use compatibility impacts.

RECOMMENDATION

Planning staff recommends that the City Council approve the subject rezoning for the following reasons:

1. The proposed project is consistent with the San José 2020 General Plan *Land Use/Transportation Diagram* designations of Regional Commercial and General Commercial.
2. The proposed project is compatible with adjacent uses.

c: FRIT San Jose Town & Country Village, Attn: Bruce Armiger, 355 Santana Row, Suite 2000, Suite 100,
San Jose, CA 95128
Berliner Cohen, Attn: Linda Callon, 10 Almaden Blvd, 11th Floor, San Jose, CA 95113